

BUTLER'S BRIDGE

WEST BEND COMMUNITY IMPROVEMENT ASSOCIATION

VOLUME 5 | ISSUE 6

JUNE 2019

June 2019

COMMUNITY CALENDAR

Observed as:

- National Safety Month
- Men's Health Month
- LGBT Pride Month

Birthstone: Alexandrite, Pearl, & Moonstone

Astrological Signs: Gemini (till 20th) & Cancer (21st→)

Flower: Lily of the Valley & Hawthorn

3rd.....	Ramadan (end)
4th.....	Eid al Fitr
7th.....	Nat'l Donut Day
8th.....	Nat'l Best Friend Day
8th.....	World Oceans Day
9th.....	Pentecost
9th.....	Shavuot (Start)
14th.....	Flag Day
14th.....	World Blood Donor Day
16th.....	Father's Day
16th.....	Trinity Sunday
18th.....	Int'l Picnic Day
19th.....	Juneteenth
19th.....	Board Meeting
20th.....	Corpus Christie
20th.....	World Refugee Day
21st.....	Start of Summer (Summer Solstice)
21st.....	Int'l Yoga Day
23rd.....	Int'l Widows' Day
24th.....	St. John the Baptist
26th.....	Day Against Drug Abuse/Illicit Trafficking
29th.....	St Peters

Happy Father's Day!



Celebrate

June 16th, 2019

IMPORTANT NUMBERS

MANAGEMENT COMPANY

CIA Services, Inc.

3000 Wilcrest, Houston, TX

713 981-9000

EMERGENCY

Emergency Situation	911
Constable Precinct 5	281 463-6666
Sheriff Emergency & Non	713 221-6000
Harris County Sheriff (Store Front).....	281 564-5990
Harris County Sheriff (sub-station)	281 463-2648
Poison Control	800 764-7661
Crime Stoppers	713 222-TIPS

UTILITIES

AT&T (Repairs).....	800 246-8464
Center Point Energy (Electric).....	713-207-2222
Center Point Energy (Gas)	713 659-2111
Mud #120 (Water)	713 405-1750
Street Light Repairs -need Pole#	713 207-2222
Trash (Texas Pride Disposal)	281 342-8178

PUBLIC SERVICES

Local U.S. Post Office	281 920-9337
<i>12655 Whittington Dr, Houston, TX 77077</i>	
Toll Road EZ Tag	281-875-EASY (3279)
Volunteer Fire Dept.....	281 498-1310
Steve Radack (<i>County Commissioner</i>)	713 755-6306
Animal Control.....	281 999-3191
Dead Animal Pick-up (Precinct 5).....	713 439-6000
Dead Bird Report.....	713 440-3036
Graffiti Clean-up.....	281 463-6300
Mosquito Control (Health Dept.)	713 440-4800
Mow the Bayou.....	713 684-4000

SCHOOLS

Alief Independent School Dist.	281 498-8110
Alief Transportation (to report Bus).....	281 983-8400

NEWSLETTER INFORMATION

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COMMUNITY MANAGER

Catina Hunter..... Catina.Hunter@ciaservices.com



Register on www.crimereports.com



NEXTDOOR.COM

Nextdoor is the free and private social network just for West Bend neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, messages from the Harris County Sheriff's Dept., and the Houston Chronicle.

Our neighborhood is using a private online network called Nextdoor.

Please join us to build a better neighborhood!

www.nextdoor.com/join Code: MZXJX

ARCHITECTURAL CONTROL COMMITTEE

The (ACC) Architectural Control Committee must be informed if you are planning to change the exterior style, color, or have plans for additions or any removal to your property. A mandatory Architectural Review Form will need to be completed and signed. You may obtain this form on-line at www.ciaservices.com

World Oceans Day June 8th

Meet us at the Beach for World Oceans Day Festival! World Oceans Day is the United Nations recognized day of ocean celebration and action. All around the globe individuals and groups use the day to celebrate, learn about, and do their part to help the ocean. Bring your friends and family and join us in celebrating the ocean right on its doorstep. View the Marine Debris Art Competition entries and participate in Hands on activities, Presentations, Exhibits, Entertainment and More!

Location:

Stewart Beach, 201 Seawall Blvd, Galveston, TX 77550

Date/Time Information:

June 8th, 10am-6pm

Fees/Admission:

FREE but Stewart Beach Parking fees may apply



Wednesday, July 17th, 6:00 PM
Homeowners' Annual Meeting
(Pavilion - 3915 Summit Valley Drive)

Maintenance Updates



Tree Trimming – The Board has requested proposals for tree trimming of the trees around the tennis court enclosure. The trees are rubbing up against and obstructing some of the lights around the enclosure.

Pool Closure – The pool continues to be closed while the Board finalizes funding options for the repairs cited by Harris County. A proposal has been tentatively approved by the Board for the needed repairs to the pool. Harris County has come by for a re-inspection to view the progress of the other items that were cited, and has cleared the pool to reopen pending the completion of the deck replacement and re-plaster of the pool.



Quarterly Inspection Area of Focus

The following areas will receive a more comprehensive evaluation during the specified quarter. However, bi-weekly deed restriction auditors will continue to inspect the items below, in addition to all other areas throughout the year.

June – August

- Mildew removal
- Power washing exterior home
- Painting

Homeowners are legally obligated to maintain their property in accordance with the West Bend Community Improvement Association governing documents.



- ANNUAL MEETING July 17th 6:00 PM
- Yard of the Month is in Effect
- Drive Safely and watch for pedestrians and pets
- Remove trash cans from public view on non-trash days
- Important Homeowner Registration www.ciaservices.com
- Assessments are due every year on January 1st

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World Blood Donor Day



Every year on June 14th, countries around the world celebrate World Blood Donor Day (WBDD). The event, established in 2004, serves to raise awareness of the need for safe blood and blood products, and to thank blood donors for their voluntary, life-saving gifts of blood.

World Blood Donor Day is one of eight official global public health campaigns marked by the World Health Organization (WHO), along with World Health Day, World Tuberculosis Day, World Immunization Week, World Malaria Day, World No Tobacco Day, World Hepatitis Day, and World AIDS Day.

Annual Assessments

An HOA has a board of directors. Each year, the board will come up with a budget for the community that includes how much household will be charged as an Annual HOA fee.

Generally, the HOA fee consists of two parts:

- An amount to cover current year operations. Part of the fee will be designated to pay for current year operations, which typically includes things such as landscaping, pool maintenance, insurance, taxes, electricity and water, etc.

- An amount that goes into reserves. The remaining portion of the fee is placed into reserves for long-term repairs and replacements, such as paying for a new roof for the community center or tennis court resurfacing and repairs, or to cover the cost of building additional parking lots, walkways and playgrounds. (Having ample reserves ensures that the HOA has money available to pay for high-cost repairs when they come due.)

So long as the HOA board is able to accurately predict which repairs will come due and when, the dues should cover the current operating expenses as well as long-term repairs.

Special Assessments

However, the board's predictions are not always accurate. Occasionally, the HOA may need to come up with funds in excess of the money raised by the annual fees. In that case, the board usually has the authority to impose a special assessment to cover the one-time expense of a major

repair or improvement.

Reasons Why the Annual Fees May Fall Short of Covering Expenses

There are several possible reasons why the annual fees may not provide enough to the reserves to cover long-term repairs. For example:

- The monthly operating expenses may be higher than expected. (Increases in Insurance, vendors, utilities, etc.)

- Some homeowners may not pay their annual HOA dues, which depletes the funds and causes an increase in legal fee expenses.

(To date, there are 50 WBCIA homeowners that have balances on their accounts. Some of those have not paid in years.)

- There could be an unexpected catastrophe or natural disaster that causes damage not covered by insurance.

HOA Liens and Foreclosure

The HOAs have the power to place a lien on the homeowner's property if he or she doesn't pay the annual dues and/or any special assessments. Once the HOA has a lien on a homeowner's property, it may foreclose on that lien as permitted by the CC&Rs and pursuant to state law.

The West Bend C.I.A. Annual Assessments are due every year on January 1st.

As a courtesy, a statement will be mailed to you by the end of November. It is your duty and obligation to make sure your correct mailing address is on file. If you have not received a statement. Contact: Catina.Hunter@ciaservices.com



MEMORIAL VILLAGE ER

**24/7 Adult
and Kids'
Emergency Room**

**Corner of Memorial
& Dairy Ashford**



West Bend CIA

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Debris in the Bayou?

Contact the Harris County Flood
Control District at
<https://www.hcfcd.org/>

The grocery carts and other debris in
subdivision bayous will be removed,
perhaps within 10 days.



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SKIN CANCER

THE SAD TRUTH

Every year, **5.4 million new cases** of skin cancer are diagnosed, making skin cancer more prevalent than any other cancer. 1 in 5 Americans will develop skin cancer in their life. The saddest part is that skin cancer is one of the most **easily preventable** and diagnosable cancers, and, if detected early, has one of the highest treatment rates. Yet, the public is still ill-informed on such a common cancer.



WHAT CAN YOU DO TO REDUCE YOUR RISK

PROTECT

Apply sunscreen and wear long-sleeves & hats under the sun.



PREVENT

Avoid direct sun exposure between the hours of 11:00 am and 4:00 pm. Never use tanning beds.



DETECT

Look out for abnormal moles or skin patches on your skin and regularly get physical examinations.



Oddly shaped, discolored, large, and evolving moles are potentially malignant

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